



# APPLICATION

Page 1

Project Name: ROLLING BAY RENTALS CPA

Date Received: 2/6/2013

Project Number: PRJ-0018274

Case Number: CPA18274

Primary Parcel Number: 14250220082007

Site address: 11055 Sunrise Drive

Case Description: 2/6/2013, Jennifer Sutton, 11055 Sunrise Drive. Comprehensive plan amendment to change the zoning and land use map for this property from (OSR)-2 to Neighborhood Service Center.

CITY OF  
BAINBRIDGE ISLAND

FEB 06 2013

DEPT OF PLANNING &  
COMMUNITY DEVELOPMENT

## People associated with case:

01. File Name  
ROLLING BAY RENTALS  
11055 SUNRISE DRIVE  
BAINBRIDGE ISLAND WA 98110  
03. Owner  
ROLLING BAY RENTALS LLC  
POST OFFICE BOX 4697  
ROLLING BAY WA 98061  
PHONE: 206-842-2813  
05. Contact  
DEVIN JOHNSON  
595 MADISON AVENUE  
BAINBRIDGE ISLAND WA 98110  
PHONE: 206-842-9993  
07. City Planner  
JENNIFER SUTTON

## Parcel Numbers:

14250220082007

## Tax Parcel Owner(s):

14250220082007  
ROLLING BAY RENTALS LLC  
POST OFFICE BOX 4698  
ROLLING BAY, WA 98061

## Fee History for Case:

Description	Amount	Receipt No.	Due
Comp Plan Amd Site Spec	\$ 509.00	430947	\$ 0.00
	\$509.00		\$0.00

CITY OF BAINBRIDGE ISLAND  
**COMPREHENSIVE PLAN AMENDMENT APPLICATION**  
 FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.  
 PENCIL WILL NOT BE ACCEPTED.



<p style="text-align: center;"><b>DATE STAMP FOR CITY USE ONLY</b></p>       <p style="text-align: center; color: blue;">CITY OF BAINBRIDGE ISLAND</p> <p style="text-align: center; color: blue; font-size: 1.2em;">FEB 06 2013</p> <p style="text-align: center; color: blue;">DEPT OF PLANNING &amp; COMMUNITY DEVELOPMENT</p>	<p style="text-align: center;"><b><u>TO BE FILLED OUT BY APPLICANT</u></b></p> <p>PROJECT NAME: REZONE FOR HOADLEY HOUSE</p> <hr/> <p>TAX ASSESSOR'S NUMBER: 142502-2-008-2007</p> <hr/> <hr/> <p>PROJECT STREET ADDRESS OR ACCESS STREET: 11055 SUNRISE DRIVE NE</p> <hr/> <p style="text-align: center;"><b><u>FOR CITY USE ONLY</u></b></p> <p>FILE NUMBER: CPA18274</p> <hr/> <p>PROJECT NUMBER: PRJ-0018274</p> <hr/> <p>DATE RECEIVED: 2.6.2013</p> <hr/> <p>APPLICATION FEE: \$509.00</p> <hr/> <p>TREASURER'S RECEIPT NUMBER: 430947</p> <hr/> <p style="text-align: center;"><b>SUBMITTAL REQUIREMENTS</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%; text-align: center; vertical-align: top;"><b>APPLICATION</b></td> <td><i>One original (which must contain an original signature) and three copies</i> must be provided. Whenever possible, originals must be <i>signed in blue</i>. Please identify the original document.</td> </tr> <tr> <td style="text-align: center; vertical-align: top;"><b>SUPPORTING DOCUMENTS</b></td> <td><i>One original (which must contain an original signature)</i>, where applicable, and <i>three copies</i> (if an original is not applicable, <i>four copies</i> must be provided).</td> </tr> <tr> <td style="text-align: center; vertical-align: top;"><b>MAPS</b></td> <td>Site-specific applications must include vicinity maps.</td> </tr> <tr> <td style="text-align: center; vertical-align: top;"><b>SUBMITTING APPLICATIONS</b></td> <td>Applications <i>must be submitted in person</i> by either the owner or the owner's designated agent. Should an agent submit the application, a <i>notarized Owner/Agent Agreement</i> must accompany the application (owner/app agreement attached). Please call (206) 780-3762 to make an appointment to submit your application.</td> </tr> <tr> <td style="text-align: center; vertical-align: top;"><b>FEES</b></td> <td>Please call the Department of Planning &amp; Community Development for submittal fee information. Review by the Kitsap County Health Department may require additional fees and processing time.</td> </tr> <tr> <td style="text-align: center; vertical-align: top;"><b>SEPA</b></td> <td>State Environmental Policy Act Checklist (SEPA) is required (only for site-specific applications).</td> </tr> <tr> <td style="text-align: center; vertical-align: top;"><b>ATTACHED SUBMITTAL CHECKLIST</b></td> <td>Please refer to attached Submittal Fact Sheet for further information. <b>NOTE:</b> When submitting this application, please do not copy or include the Submittal Fact Sheet attached to the back of this application.</td> </tr> </table>	<b>APPLICATION</b>	<i>One original (which must contain an original signature) and three copies</i> must be provided. Whenever possible, originals must be <i>signed in blue</i> . Please identify the original document.	<b>SUPPORTING DOCUMENTS</b>	<i>One original (which must contain an original signature)</i> , where applicable, and <i>three copies</i> (if an original is not applicable, <i>four copies</i> must be provided).	<b>MAPS</b>	Site-specific applications must include vicinity maps.	<b>SUBMITTING APPLICATIONS</b>	Applications <i>must be submitted in person</i> by either the owner or the owner's designated agent. Should an agent submit the application, a <i>notarized Owner/Agent Agreement</i> must accompany the application (owner/app agreement attached). Please call (206) 780-3762 to make an appointment to submit your application.	<b>FEES</b>	Please call the Department of Planning & Community Development for submittal fee information. Review by the Kitsap County Health Department may require additional fees and processing time.	<b>SEPA</b>	State Environmental Policy Act Checklist (SEPA) is required (only for site-specific applications).	<b>ATTACHED SUBMITTAL CHECKLIST</b>	Please refer to attached Submittal Fact Sheet for further information. <b>NOTE:</b> When submitting this application, please do not copy or include the Submittal Fact Sheet attached to the back of this application.
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DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
 280 MADISON AVENUE NORTH • BAINBRIDGE ISLAND, WA • 98110-1812  
 PHONE: (206) 842-2552 • FAX: (206) 780-0955 • EMAIL: pcd@bainbridgewa.gov  
[www.ci.bainbridge-isl.wa.us](http://www.ci.bainbridge-isl.wa.us)

**CITY OF BAINBRIDGE ISLAND**  
**COMPREHENSIVE PLAN AMENDMENT APPLICATION**  
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**A. GENERAL INFORMATION**

1. Name of property owner: Rolling Bay Rentals, LLC – Howard Block and CeAnn Parker  
Address: P.O. Box 4697 Rolling Bay, WA 98061  
Phone: 206-842-2813 Fax: \_\_\_\_\_  
E-mail: hblockbayhay@aol.com

Name of property owner: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_

*If the owner(s) of record as shown by the county assessor's office is (are) not the agent, the owner's (owners') signed and notarized authorization(s) must accompany this application.*

2. Authorized Agent/Project Contact: Johnson Squared, Inc. – Devin Johnson  
Address: 595 Madison Ave., Bainbridge Island, WA 98110  
Phone: 206-842-9993 Fax: 206-842-9666  
E-mail: devin@johnsonssquared.com

3. Does the amendment request concern a specific property (or properties)? ☒ YES ☐ NO

4. Does the request relate to a specific area of the island? ☒ YES ☐ NO (If yes, provide a description of the area or a map indicating the area.)

The specific area of the Island affected by this specific amendment is Rolling Bay. The property is located on the NW corner of Sunrise Dr NE and NE Albertson Rd.

See attached Vicinity Map.

5. Does this proposal include an amendment to the Land Use Map of the Comprehensive Plan?  
☒ YES ☐ NO If so, please describe: \_\_\_\_\_

The proposal is to change the land use designation for a property located at 11055 Sunrise Dr NE from Open Space Residential (OSR)-2 to Neighborhood Service Center.

6. Is a Rezone Request associated with this Comprehensive Plan Amendment request?  
☒ YES ☐ NO

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7. Provide a reference to the element(s) of the Comprehensive Plan that is proposed for amendment and pages of the plan, if applicable.

The Neighborhood Service Centers should achieve a mix of neighborhood-scale businesses, public uses, and housing which are compatible with the scale and intensity of the surrounding residential neighborhood and which minimize the impact of noise, odor, lighting, fire safety, and transportation on the neighborhood (Comprehensive Plan page 24 NSC 1.5-1.6)

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8. Provide proposed amendatory language.

Policy LU 1.3 (page 10) The Neighborhood Service Centers of Island Center, Rolling Bay, and Lynwood Center offer small-scale, commercial and service activity outside of Winslow. These Neighborhood Service Centers should be allowed to expand and develop at slightly higher densities to reinforce their roles as small scale, community centers.

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Land Use Element on page 3 of the introduction and Policy NSC 1.5 9 (page 24) Rolling Bay – Rolling Bay is designated as a Special Planning Area. Any changes to the boundaries may be determined ~~during the special planning process.~~ Rolling Bay NSC boundaries may be increased in small amounts by Comprehensive Plan Amendments.

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9. Explain the reasons behind this amendment proposal.

Expansion of the boundaries of Rolling Bay Neighborhood Service Center would benefit the entire Rolling Bay Neighborhood because it will support the plan for growth and at the same time, promote and sustain high standards that will not diminish the quality of life and/or degrade the environment on the Island. This proposal will also help establish an area of urban concentration and continue to add to the existing public facilities in the Rolling Bay area.

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**B. In order to assist the Planning Commission and the City Council in their selection of comprehensive plan amendments, please describe how your proposed amendment meets the selection criteria.**

1. Consideration of the previous record, if the amendment was reviewed and denied during previous comprehensive plan review:

N/A

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2. The proposed amendment advances goals and policies of the Comprehensive Plan (please cite the goal or policy that supports the amendment):

Land Use Goal 1 – “Ensure a development pattern that is true to the vision for Bainbridge Island by reducing inappropriate conversion of undeveloped land into sprawling development”

The proposed plan amendment advances this goal by further expanding the existing zoned area in and around Rolling Bay. The site is currently used as a commercial property and including this property as NSC does not convert undeveloped land into sprawling development.

Neighborhood Service Centers Goal 1 – “Encourage the development of the Neighborhood Service Centers at Rolling Bay, Lynwood, and Island Centers, as designated on the Land Use map, as areas with small-scale, Island-wide, commercial, mixed use and residential development outside Winslow.

The proposed changes do in fact encourage the development of Rolling Bay and in doing so will not change the small-scale character of this neighborhood center.

3. The proposed amendment is consistent with the goals and regulations of the Growth Management Act:

The proposed amendment will preserve open space and the character of the natural landscape.

Neighborhood Service Centers provide commercial opportunities to area residents. Rolling Bay is a designated area for increased density and it is expected to absorb and support the increased growth on the Island. The proposed amendment increases the area of commercial opportunity to support the growth of Bainbridge Island.

The proposed amendment encourages the retention and development of the small scale- service centers outside of Winslow.

4. The relationship of the proposed amendment to other City codes and regulations:

There is a zoning ordinance that is applicable to the applicants property: Zoning Ordinance BIMC Title 18.06.050 Neighborhood Service Center – “The neighborhood service centers are intended to provide a mix of neighborhood-scale residential, commercial, and service activity that is compatible with the scale, character, and intensity of the surrounding residential neighborhood and that minimizes the impact of noise, odor, lighting, fire hazard, and transportation on the neighborhood and the impact on water quality, storm water runoff, and critical areas.”

The project will help to define Rolling Bay and it will offer a diverse type of activity to the area, helping to realize the vision for Rolling Bay as a community center. This project will add to the character and unique quality of Bainbridge

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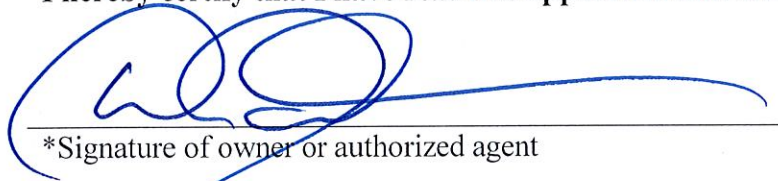
Island.

5. The cumulative effects of all requests for plan amendments:

The proposal is to change the land use designation for a property located at 11055 Sunrise Dr. NE from Open Space Residential (OSR-2) to Neighborhood Service Center, on the Comprehensive Plan Land Use Map.

In addition, there will also be an application for a Site-Specific Rezone to change the City's Official Zoning Map.

I hereby certify that I have read this application and know the same to be true and correct.

  
\*Signature of owner or authorized agent

2/5/13  
Date

DEVIN JOHNSON  
Please print name

\_\_\_\_\_  
\*Signature of owner or authorized agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Please print name

*\*If signatory is not the owner of record, the attached "Owner/Agent Agreement" must be signed and notarized*